



Rook Crescent, Leyland

Offers Over £395,000

Ben Rose Estate Agents are delighted to present to the market this beautifully presented four-bedroom detached property, located on the highly sought-after Worden Gardens development in Leyland. Nestled on a quiet crescent, this home is perfect for families, offering spacious and comfortable living with a neutral décor throughout. Ideally situated, the property is just a short drive from Leyland town centre and is surrounded by excellent local schools, supermarkets, and amenities. The picturesque Worden Park is only a five-minute walk away, providing the perfect setting for leisurely strolls and outdoor activities. Excellent transport links are also on offer, with nearby bus routes and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, which houses a convenient WC, cloakroom storage, and the staircase to the upper level. To the right, you'll find the spacious lounge, filled with natural light from the large front-facing window. Moving through, you enter the bright and open-plan kitchen/diner/family room – the true heart of the home. This stunning space features a contemporary fitted kitchen with fully integrated appliances, centered around a stylish island with seating for four. The room offers versatility, easily accommodating a formal dining table or, as currently used, a second sitting area. Sliding patio doors seamlessly connect this space to the garden, making it ideal for family living and entertaining. Just off the kitchen is a practical utility room with an additional sink and space for freestanding appliances, with a single door providing access to the side driveway.

Upstairs, you will find four generously sized double bedrooms, with the master bedroom benefiting from fitted storage and a private en-suite shower room.

Externally, the front of the property boasts a well-maintained garden alongside a spacious driveway with an EV charger, providing off-road parking for multiple vehicles. The driveway leads to a detached garage, fitted with an electric up-and-over door at the front and a separate storage area to the rear, accessed via the garden. The rear garden itself is both generous and low-maintenance, featuring two flagged patio areas divided by a modern faux lawn – the perfect setting for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.















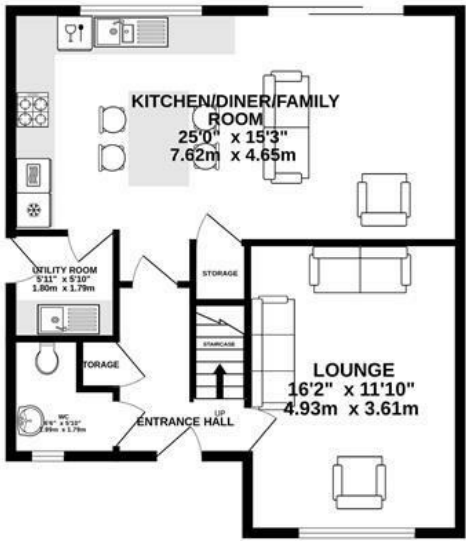
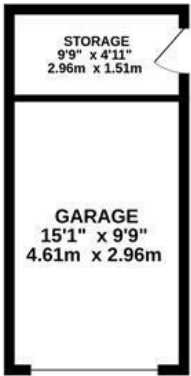




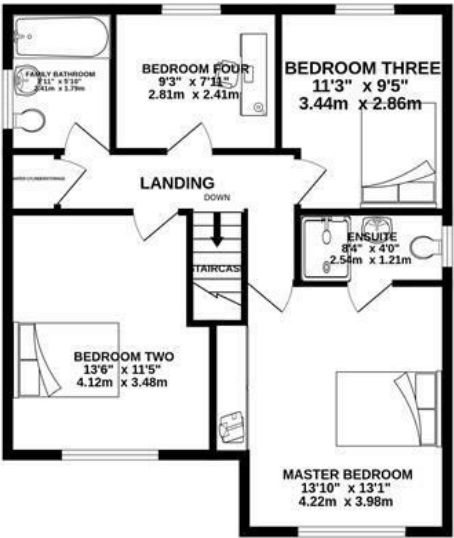


BEN ROSE

GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

